



# For Lease

## Nasa Plaza

785-811 S Babcock St, Melbourne, FL 32901



# Property Highlights

## Nasa Plaza

Welcome to Nasa Plaza, a neighborhood shopping center spanning across 168,737 s.f.

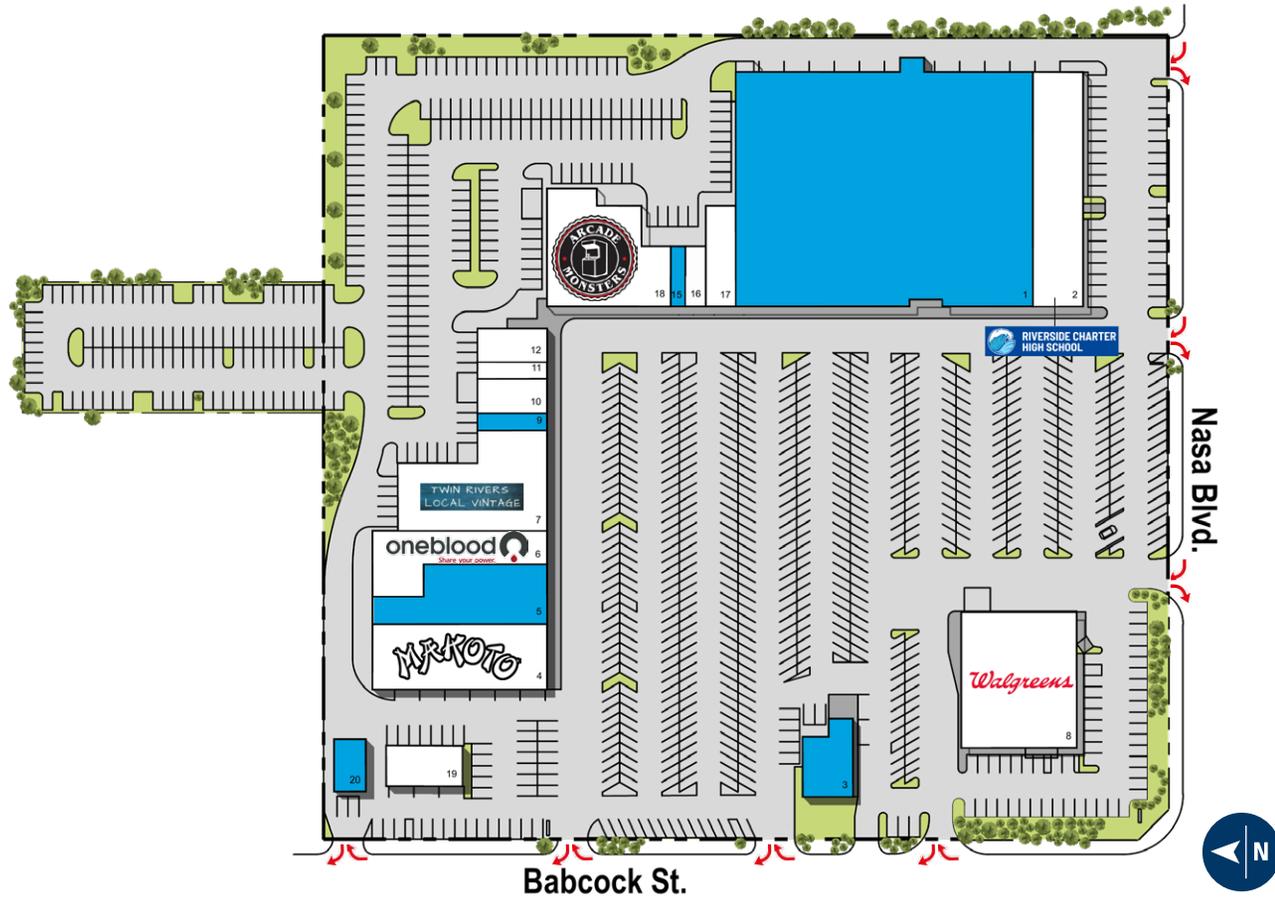
- Prime location at the bustling intersection of Nasa Blvd and Babcock St, delivering exceptional visibility and accessibility to a significant traffic count volume of over 44,100 vehicles daily
- Across the street from Keiser University's Melbourne Campus with an enrollment count of over 3,000 students
- Conveniently located only minutes from U.S. Highway 1, Melbourne Orlando International Airport, Melbourne Square Mall and Melbourne High School
- Offers a 4.7/1,000 s.f. parking ratio, adding convenience for a visitor's experience
- Pylon signage available to further enhance visibility for businesses to promote their brands prominently, capturing the attention of passing pedestrians and motorists
- Three points of access along Nasa Blvd and Babcock St for a seamless entry and exit for customers and employees

## Key Tenants

The Walgreens logo is displayed in its signature red script font with a white outline.The MRKOTO logo is a stylized, hand-drawn font in white with a black outline.

# Site Plan

- AVAILABLE
- LEASED



| # | Tenant              | SF     | #  | Tenant                        | SF     | #  | Tenant                      | SF    |
|---|---------------------|--------|----|-------------------------------|--------|----|-----------------------------|-------|
| 1 | AVAILABLE           | 69,900 | 8  | Walgreens                     | 15,525 | 15 | AVAILABLE                   | 870   |
| 2 | ALS Charter Schools | 11,650 | 9  | AVAILABLE                     | 1,190  | 16 | Bold Cup Coffee             | 1,230 |
| 3 | AVAILABLE           | 3,000  | 10 | SalonCentric                  | 2,380  | 17 | Hot Nails                   | 3,000 |
| 4 | Makoto              | 11,616 | 11 | Hydro Vape                    | 1,190  | 18 | Arcade Monster              | 5,600 |
| 5 | AVAILABLE           | 8,710  | 12 | Katie Sonier Personal Fitness | 2,240  | 19 | Gourmet Cheesesteak & Pizza | 3,000 |
| 6 | OneBlood            | 7,306  | 13 | Arcade Monster                | 5,400  | 20 | AVAILABLE                   | 1,600 |
| 7 | TKI Vintage         | 12,430 | 14 | Arcade Monster                | 900    |    |                             |       |



KEISER UNIVERSITY

NASA PLAZA



## Market Overview

| 2025 Demographics   | 5 Min    | 10 Min   | 15 Min   |
|---------------------|----------|----------|----------|
| 👤 Population        | 8,075    | 57,890   | 164,960  |
| 🏠 Households        | 3,747    | 25,511   | 73,670   |
| 📊 Average HH income | \$73,361 | \$82,480 | \$96,766 |
| 🛒 Businesses        | 1,306    | 5,235    | 9,710    |
| 👤 Employees         | 16,241   | 54,723   | 92,794   |

Railway

Babcock St (25,500 AADT)

Apollo Blvd (22,500 AADT)

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US Hwy (38,500 AADT)

Nasa Blvd (18,600 AADT)

Railway

# Contact Us



**Colette Santana**  
Senior Vice President  
colette.santana@jll.com  
+1 813 777 8611



**Taylor Ling**  
Associate  
taylor.ling@jll.com  
+1 407 271 3067



**Billy Rodriguez**  
Senior Vice President  
billy.rodriguez@jll.com  
+1 407 443 3925



**Brandon McCalla**  
Vice President  
brandon.mccalla@jll.com  
+1 954 665 3113

